

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-17  
AGENDA DATE: Thu 01/12/2006  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0113.04 - East Riverside/Oltorf Neighborhood Plan, Tract 309 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2101 Wickersham Lane (Country Club Creek Watershed) from community commercial-conditional overlay (GR-CO) combining district zoning to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning. Planning Commission Recommendation: To grant community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning. Applicant: Jay Kaplan. Agent: Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330.

**REQUESTING** Neighborhood Planning      **DIRECTOR'S**  
**DEPARTMENT:** and Zoning                      **AUTHORIZATION:** \_\_\_\_\_

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**MEMORANDUM**

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**TO:** Will Wynn, Mayor and City Councilmembers

**FROM:** Robert Heil  
Neighborhood Planning and Zoning Department

**DATE:** January 3, 2006

**RE:** East Riverside / Oltorf Combined Neighborhood Plan

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On October 25, the Planning Commission held a public hearing on the East Riverside / Oltorf Combined Neighborhood Plan and three associated zoning cases for the Parker Lane (C14-05-0111), Riverside (C14-05-0112) and Pleasant Valley (C14-05-0113) neighborhood plans.

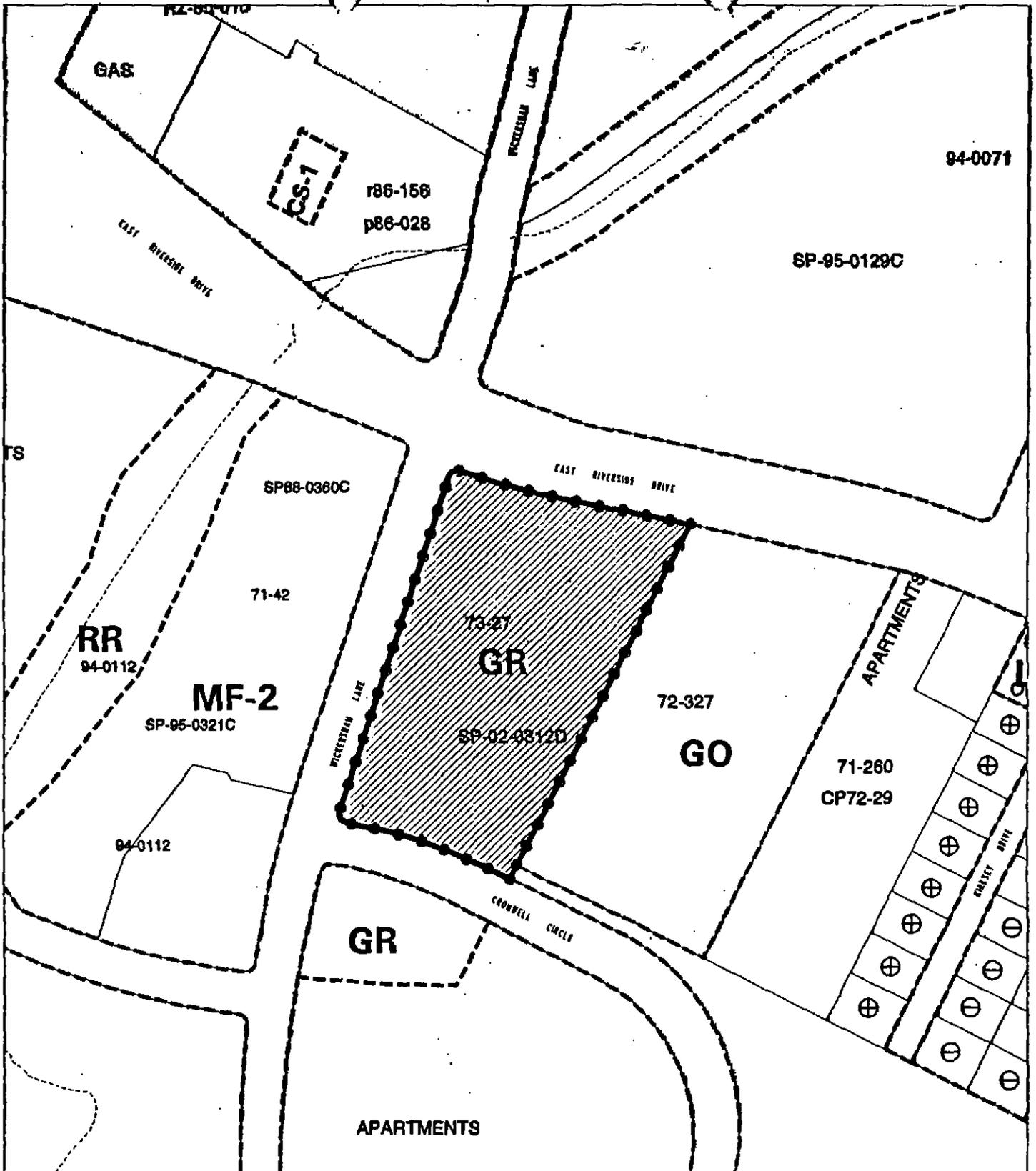
Planning Commission postponed action on the Neighborhood Plan and on the associated rezoning cases until March 28, to allow additional time for areas of disagreement to be worked out.

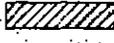
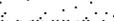
However, rezoning on several tracts was supported by the property owners, staff and the stakeholders that had been involved in the neighborhood planning process. The Planning Commission recommended that City Council approve the rezoning on these tracts while work continues on the rest of the neighborhood plan.

The property owners, neighborhood representatives, staff and the Planning Commission support the following rezonings. These consensus tracts are:

Case .....	Address .....	Plan/Tract(s) .....	From .....	To
C14-05-0111.01 ..	2600 Pleasant Valley .....	Parker Lane/203 .....	LR .....	SF-3
C14-05-0111.02 ..	2507 Burleson Rd .....	Parker Lane/204 .....	GR .....	MF-2
C14-05-0111.03 ..	2800 Metcalfe Rd .....	Parker Lane/208 .....	SF-3 .....	P
C14-05-0111.04 ..	2101 Wickshire .....	Parker Lane/213 .....	SF-3 .....	P
C14-05-0111.05 ..	4705-4811 E. Oltorf .....	Parker Lane/224 .....	MF-2 .....	SF-6
C14-05-0112.01 ..	1902-1912 E Riverside .....	Riverside/15 .....	CS-1 .....	GR
C14-05-0112.02 ..	2410 E Riverside Dr .....	Riverside/30 .....	CS .....	GR
C14-05-0112.03 ..	2410 E Riverside Dr .....	Riverside/31 .....	CS-1 .....	GR
C14-05-0112.04 ..	1605 E Riverside .....	Riverside/46 .....	CS .....	GR
C14-05-0112.05 ..	1601 S IH-35 .....	Riverside/49 .....	LR .....	LO
C14-05-0112.06 ..	1840 Burton Dr .....	Riverside/57 .....	LR .....	MF-3
C14-05-0113.01 ..	1500 ½ Pleasant Valley .....	Pleasant Valley/300 .....	MF-3/MF-5 ..	P
C14-05-0113.02 ..	East Riverside & Oltorf .....	Pleasant Valley/302-303 ..	LR .....	SF-1
C14-05-0113.03 ..	5602, 5604 E Riverside .....	Pleasant Valley/304-305 ..	SF-3 .....	LR-MU-CO
C14-05-0113.04 ..	2101 Wickersham .....	Pleasant Valley/309 .....	GR-CO .....	GR-MU-CO
C14-05-0113.05 ..	Grove Blvd & Hogan .....	Pleasant Valley/311 .....	GO-CO .....	GO-MU-CO

The draft neighborhood plans are attached to provide the context for these zoning recommendations. The final neighborhood plan will be formally presented to City Council after Planning Commission action on March 28, 2006.



 1" = 200'	SUBJECT TRACT  PENDING CASE  ZONING BOUNDARY  CASE MGR: R. HEIL	<b>ZONING</b> CASE #: C14-05-0113.04 ADDRESS: 2101 WICKERSHAM LN SUBJECT AREA (acres): N/A	DATE: 05-11 INTLS: SM	CITY GRID REFERENCE NUMBER K19
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**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-05-0113 (Pleasant Valley NP)

**P. C. Date:** August 9, 2005

October 11, 2005

October 25, 2005

**AREA:** 1461.68

**APPLICANT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD)

**AGENT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD)  
(Robert Heil)

**REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS**

- Austin Neighborhoods Council
- The Crossing Gardenhome Owners Association
- Del Valle Neighborhood Assn
- Eastville Central Homeowners Association
- Montopolis Area Neighborhood Alliance
- Penick Place Neighborhood Association
- PODER People Organized in Defense of Earth & Her Resources
- River Bluff Neighborhood Association
- Riverside Farms Road Neighborhood Assn.
- Sentral Plus East Austin Koalition (SPEAK)
- Southeast Austin Neighborhood Alliance
- Southeast Austin Trails & Greenbelt Alliance
- Sunridge Homeowners Association
- Terrell Lane Interceptor Association

**AREA OF PROPOZED ZONING CHANGES:** The Pleasant Valley Neighborhood Planning Area is bounded by Town Lake to the north, Montopolis and Grove Blvds to the east, Oltorf to the south and Pleasant Valley to the west (see Attachment 1: Map of the Neighborhood Planning Area).

**AREA STUDY:** East Riverside/Oltorf Combined Neighborhood Planning Area

**TIA:** Not required

**WATERSHEDS:** County Club Creek, Colorado River

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** Yes (Riverside Drive)

**SCHOOLS: (AISD)**

Allison Elementary School  
Linder Elementary School  
Martin Middle School  
Fulmore Middle School  
Johnston High School

**SUMMARY OF STAFF RECOMMENDATION:**

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) for the entire area.

For each of the 12 tracts (numbered 300-311) the attached chart lists the street address, the existing zoning, and proposed zoning. Staff recommends the adoption of the proposed zoning base zoning for these tracts.

Additionally there are some tracts not recommended for rezoning by staff which are being offered by the neighborhood stakeholders for consideration by the commission. (See Attachment 5)

This case is associated with C14-05-0111 Parker Lane Neighborhood Plan Rezoning, C14-05-0112 Riverside Neighborhood Plan Rezoning and NP-05-0021 East Riverside/Oltorf Combined Neighborhood Plan.

**LIST OF ATTACHMENTS:**

Attachment 1: Map of Neighborhood Planning Area  
Attachment 2: Neighborhood Planning Area Current Zoning  
Attachment 3: Tracts Proposed for Rezoning  
Attachment 4: Map of Tracts Proposed for Rezoning  
Attachment 5: Properties Proposed for Rezoning by the Neighborhood (but not recommended by staff).  
Attachment 6: Description of Proposed Base Districts  
Attachment 7: Neighborhood Plan Special Uses  
Attachment 8: Neighborhood Design Tools

**PLANNING COMMISSION RECOMMENDATION:**

August 9, 2005: Postponed to 10/11 (staff).

October 11, 2005: Postponed to 10/25 (staff).

October 25, 2005: \_\_\_\_\_

C14-05-0113

**CITY COUNCIL DATE:**

**ACTION:**

**ORDINANCE READINGS:**

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil  
e-mail address: robert.heil@ci.austin.tx.us

**PHONE:** 974-2330

**NEIGHBORHOOD PLANNER:** Jackie Chuter  
e-mail address: jackie.chuter@ci.austin.tx.us

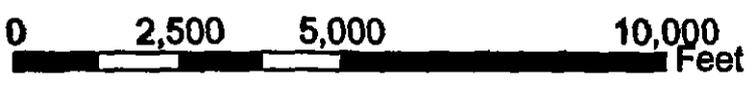
**PHONE:** 974-2613



### East Riverside/Oltorf Combined Neighborhood Planning Area

**Legend**

Park	Planning Area
Creek	Street
Lake or Pond	

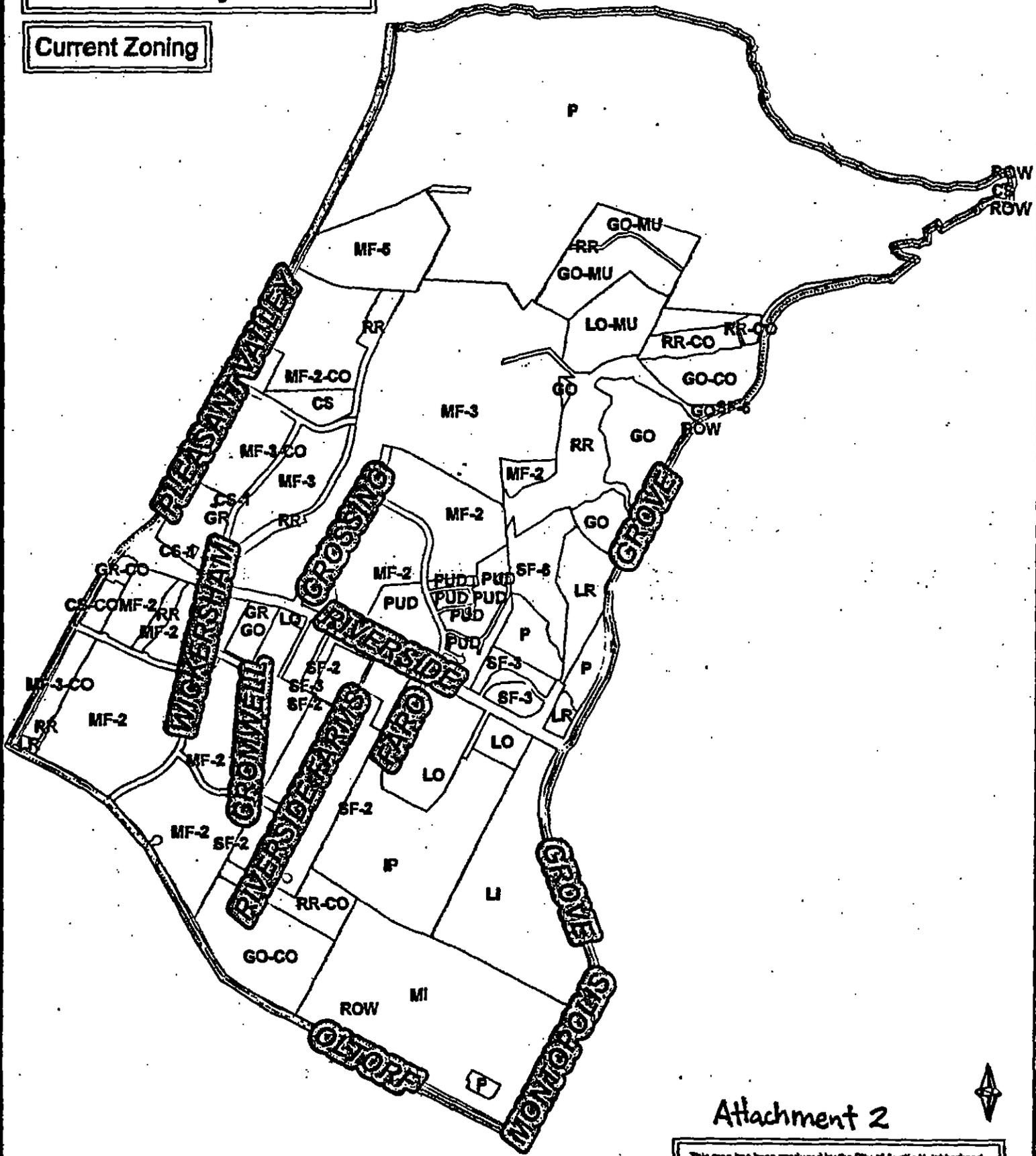


# EAST RIVERSIDE/GATORF NEIGHBORHOOD PLANNING AREA

Pleasant Valley Plan Area

CH-05-0113

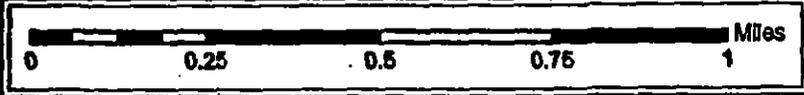
Current Zoning



Attachment 2



This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of facilitating neighborhood planning. It should not be relied on as an official source of land use or zoning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.



**SUMMARY STAFF RECOMMENDATION**

**C14-05-0113**

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) for the entire area.

For each of the 12 tracts (numbered 300-311) the attached chart lists the street address, the existing zoning, and proposed zoning. Staff recommends the adoption of the proposed zoning base zoning for these tracts.

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**BASIS FOR LAND USE RECOMMENDATION**

The staff recommendation is derived from the goals and objectives for land use as described in the East Riverside/Oltorf Combined Neighborhood Plan.

**DEPARTMENT COMMENTS:**

**Transportation**

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract by tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

**Existing Conditions:**

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Oltorf Street	90'	60'	Arterial	Yes	#27, 14, 26, 300, 331	#61, 68
Pleasant Valley Rd.	120'	Varies	Arterial	Yes	#8, 26, 300, 320, 490	#59, 61
E. Riverside Dr.	Varies	2 @ 33'	Arterial	Yes	#26, 27, 350, 411, LS, NR, CP	#60
Grove Blvd.	90'	2 @ 24'	Collector	Yes	#4, 26, 331, 350	No
Wickersham Lane	80'	2 @ 24'	Collector	Yes	#26, 411, CP	No

**Environmental**

The neighborhood is not located over the Edward's Aquifer Recharge Zone. The neighborhood is in the Desired Development Zone. The majority of the neighborhood lies in the Country Club Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. A smaller portion of the northern side of this neighborhood falls within the Colorado River Watershed, which is, in this location, classified as an Urban Watershed.

Under current watershed regulations, development or redevelopment within the Suburban Watershed portion of this neighborhood is subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Impervious cover is not limited in the Urban Watershed; therefore the zoning district impervious cover limits apply.

According to flood plain maps, there are floodplains throughout the neighborhood. Offsite drainage should be calculated to determine the exact location of the boundaries. In both the suburban and urban watersheds, no development is permitted in the Critical Water Quality Zone. In the suburban watershed, impervious cover is limited to 30% in the Water Quality Transition Zone.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Water quality requirements for each watershed classification are as follows

**Suburban:** Under current watershed regulations, development or redevelopment will be subject to the following water quality control requirements:

- **Structural controls:** Sedimentation and filtration basins with increased capture volume and 2 year detention.

**Urban:** Projects are required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

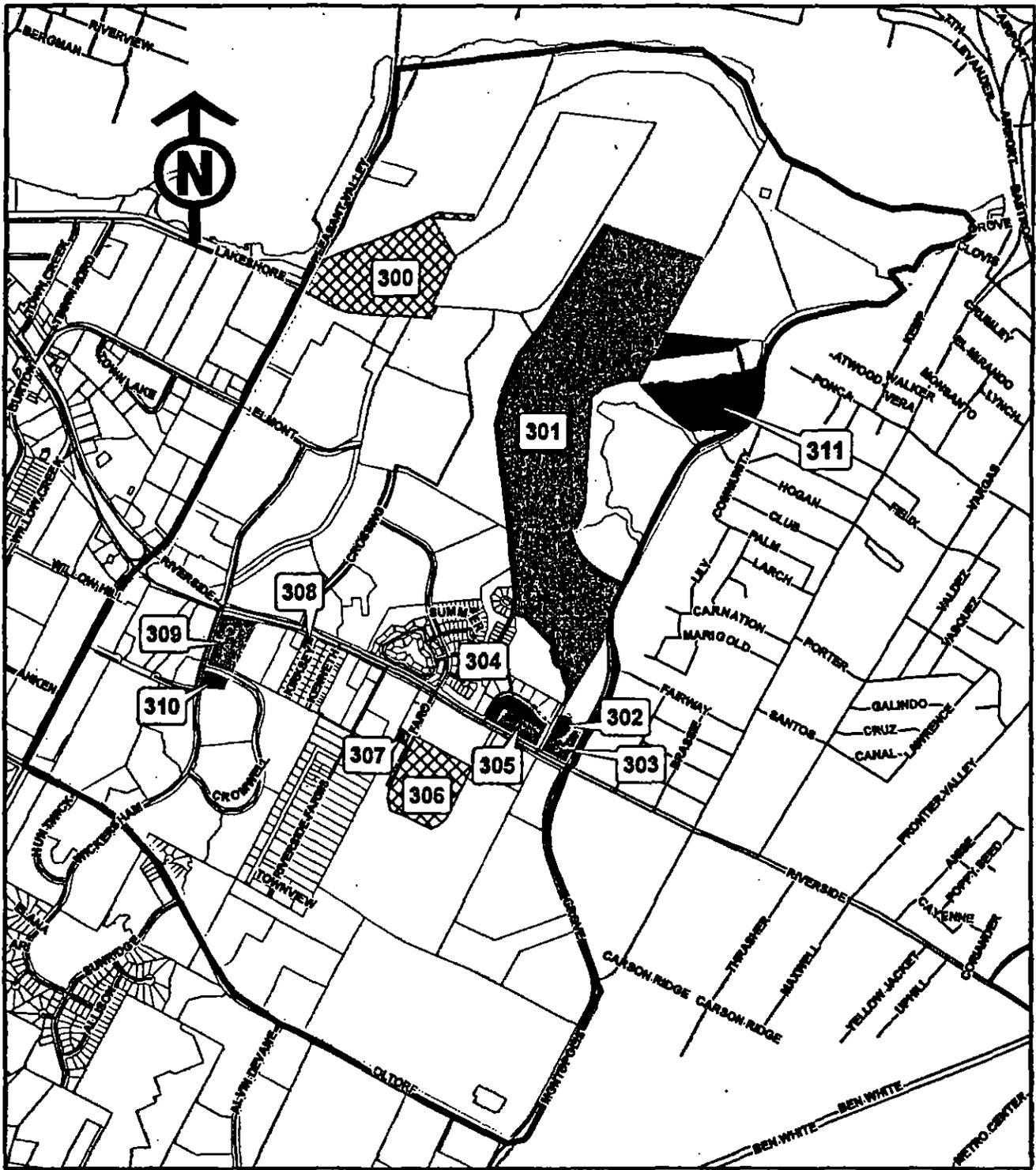
### Site Plan

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district or used as single family residential, will be subject to compatibility development regulations. Additional design regulations will be enforced at the time a site plan is submitted.

Riverside Drive is a scenic roadway.

### Water and Wastewater

The area is currently served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The utility construction must be inspected by the City. The landowner must pay the associated City fees.



**Pleasant Valley Neighborhood Plan Combining District**  
**Tract Map of Rezoning**  
**Zoning Case #C-14-05-0113**  
**Exhibit \_\_\_\_\_**

**Tracts for Rezoning**

-  Solid black
-  Cross-hatched



City of Austin  
 Neighborhood Planning and Zoning Department  
 September 20, 2005



**Pleasant Valley Neighborhood Plan Combining District:  
Tracts Proposed for Rezoning  
Case #C14-05-0113**

TRACT NUMBER	ADDRESS	FROM	TO
300	1005 1/2 S. Pleasant Valley Road	MF-3, MF-5	P-NP
301	1020 Grove Blvd. (approx. 128.5 acre tract of land out of Santiago Del Valle Grant)	RR, SF-8, MF-2, MF-3, LO-MU, GO-MU, LR	GO-CO-NP
302	0.943 acres out of the Santiago Del Valle Grant	LR	SF-1-NP
303	1.710 acres out of the Santiago Del Valle Grant	LR	LR-MU-CO-NP
304	5700 E. Riverside Drive (2.499 acres out of the Santiago del Valle Grant)	SF-3	SF-1-NP
305	5602, 5604 E. Riverside Drive (2.434 acres out of the Santiago del Valle Grant)	SF-3	LR-MU-CO-NP
306	2101 Faro Drive	LO	P-NP
307	2100 1/2 Faro Drive	LO	P-NP
308	4825 E. Riverside Drive	LO	LO-MU-NP
309	2101 Wickersham Lane	GR	GR-NP
310	2207 Wickersham Lane (A 46,089 square foot tract of land out of the Santiago Del Valle Grant)	GR	MF-2-NP
311	0 Grove Blvd. (A 19.406 acre tract of land out of the Santiago del Valle Grant)	GO-CO	GO-CO-NP